



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**February 21, 2006**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

- 1H. Docket No. 05120018 DP/ADLS: Old Meridian Professional Building**  
The applicant seeks to create a 2 story, 19,526 sq. ft. medical office building on 2.44 acres.  
The site is located at 12065 Old Meridian Street and is zoned B6 within the US 31 Overlay.  
Filed by Kevin Roberts of DeBoy Land Development for Allen Commercial Group.

- 2H. Docket No: 05120025 Z Gramercy PUD (Mohawk Hills redevelopment)**  
The applicant seeks to rezone 116 acres from R2/Residential and R4/Residential to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhouse, apartment, retail, and office uses.  
The site is located between Carmel Drive, 126<sup>th</sup> Street, Keystone Avenue, and Auman Drive.  
Filed by James Shinaver of Nelson & Frankenberger for Buckingham Properties Inc.

- 3H. **Docket No. 05120026 Z and 05120027 DP/ADLS: Village Green PUD**  
The applicant seeks to rezone 9.42 acres from R2/Residential to PUD/Planned Unit Development for the purpose of creating 50 townhomes.  
The site is located 211 W. Smokey Row Rd.  
Filed by Jim Shinaver of Nelson and Frankenberger for Bay Development Co. and Drees Premiere Homes Inc.
- 4H. **Docket No. 06010001 Z: Monon Townes PUD**  
The applicant seeks to rezone 6.81 acres from R1/Residential to PUD/Planned Unit Development for the purpose of creating 65 townhomes.  
The site is located at 1001 Rohrer Road.  
Filed by Ann M. Walker for Pulte Homes of Indiana, LLC.
- 5H. **Docket No. 06010002 Z: Old Meridian Place Rezone**  
The applicant seeks to rezone 3.084 acres from Old Meridian Single Family Attached (OM/SFA) to Old Meridian Mixed Use (OM/MU) for the purpose of creating mixed use structures along Old Meridian Street. This project is in conjunction with the proposed Old Meridian Place development.  
The site is located at 12852 Old Meridian Street and is zoned OM/SFA.  
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 6H. **Docket No. 06010003 Z: Guerrero Property PUD**  
The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.  
The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.  
Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.
- 7H. **Docket No. 06010005 Z: Shelborne Property PUD**  
The applicant seeks to rezone 20 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing single-family residences.  
The site is located on the west side of Shelborne Road, north of 121<sup>st</sup> Street.  
Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.
- 8H. **Docket No. 06010009 Z: Crook PUD**  
The applicant seeks to rezone 20 acres from S1/Residential to PUD for the purpose of platting 40 single family homes on 20 acres.  
The site is located at 2238 W. 136<sup>th</sup> Street and is zoned S1/Residential.  
Filed by Charlie Frankenberger of Nelson and Frankenberger for Indiana Land Development.

9H. **Docket No. 06010007 DP/ADLS: Gateway Pavilion**

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 6.98 acres, for the purpose of creating a gasoline service station related to a proposed retail development. The request is an amendment of an earlier submittal.

The site is located at 11000 North Michigan Road and is zoned B3/Business.  
Filed by Joseph Calderon of Bose McKinney & Evans for Heritage RDG, LLC.

10H. **Docket No. 06010008 Z: Midtown Village PUD**

The applicant seeks to rezone 18.82 acres from I1/Industrial to PUD for the purpose of creating mixed use development.

The site is located at 510 Third Avenue SW and is zoned I1/Industrial.  
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

11H. **Docket No. 06020005 OA: Michigan Rd Overlay/Use Table Amendment**

The applicant seeks to amend the Zoning Ordinance in order to amend the development standards in Zoning Ordinance Chapter 23C and to amend the Schedule of Uses in Appendix A.

Filed by the Carmel Department of Community Services.

**I. Old Business**

1I. **Docket No. 05080023 ADLS Amend: Two Parkwood - Firestone Signage**

The applicant seeks approval for a new wall sign.

The site is located at 310 E 96th St. is zoned B-6.

Filed by Steve Granner for Bose Mckinney & Evans LLP.

2I. **Docket No. 05050003 Z: Fortune Rezone**

The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131<sup>st</sup> Street and is zoned S1.

Filed by Charlie Frankenberger

3I. **Docket No. 05120012 DP/ADLS: Arden Townhomes**

The applicant seeks approval for a 90-unit townhome development on 12.7 acres.

The site is located at 1940 E 136th St. and is zoned PUD/Planned Unit Development.

Filed by Jim Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.

- 4I. **Docket No. 06010004 Z: Carmel Drive – Range Line Road Overlay Expansion**  
The applicant seeks to rezone 30 parcels from R1/Residence, B1/Business, B2/Business, B3/Business and I1/Industrial to R1/Residence within the Carmel Drive – Range Line Rd Overlay, B1/Business within the Carmel Drive – Range Line Rd Overlay, B2/Business within the Carmel Drive – Range Line Rd Overlay, B3/Business within the Carmel Drive – Range Line Rd Overlay and I1/Industrial within the Carmel Drive – Range Line Rd Overlay in order to expand the boundaries of the Carmel Drive – Range Line Rd Overlay Zone.  
The area is located along Range Line Road from 136<sup>th</sup> Street to US 31.  
Filed by the City of Carmel Department of Community Services.
- 5I. **Docket No. 05090001 OA: Z-485-05, as amended (as amended by City Council) Parking Ordinance Amendment**  
The applicant seeks to amend the Zoning Ordinance, *Chapter 27: Additional Parking & Loading Regulations*, in order to modify parking standards.  
Filed by the Carmel Department of Community Services.

**J. New Business**

**K. Adjournment**